

FUSCO ENGINEERING & LAND SURVEYING, PC

Consulting Engineers

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June 14, 2007

Honorable Supervisor George A. Green &
Members of the Town Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

RE: Vesley Estates at Stephen's Woods
An Active Adult Community
SBL 32-2-15
Town of New Windsor, Orange County, New York

Dear Town Board Members,

We represent the owners and developers of the above noted proposed project. The project includes 146 condominiums for senior residential housing units, which includes a mix of single-family units, town house units and flats. The project is in compliance with the Town of New Windsor's newest local law entitled Senior Citizen Housing.

We have enclosed ten (10) copies of the proposed site plan for your review and an EAF. We have had three work sessions with the Planning Board Engineer and have incorporated his comments into our project.

The project is located on Moores Hill Road and we have adequate frontage and site distance. We have contracted for sewage as directed by the Planning Board and are in a water district.

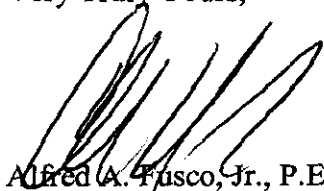
The original design had 188 units as presented to the Planning Board subsequently we reevaluated the site and now submit a modest request for 146 units which as stated have various different layouts. These include flats, town houses and single-family units. The units are market value, unsubsidized and active adult type housing with amenities.

We have designed the project to meet your new local law and the Master Plan for the Town. The plan also fits the County of Orange Master Plan. We have tried to meet your goals for "Senior Citizen Projects" and believe the location and design meet the special needs and habits of seniors.

We respectfully request the issuance of a Senior Citizen Housing Special Use Permit from the Town Board, review and ultimate approval of the Planning Board.

Please pass the necessary legislature to allow our project to proceed. We are available at your convenience for a meeting with the Town Board, Planning Board or appropriate committees.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Alfred A. Fusco, Jr.', written over the printed name.

Alfred A. Fusco, Jr., P.E.

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LAND SURVEYING, P.C.

AAF/cw

c.c. Planning Board (enclosure)